

FIGURE 2

TWO STORY WITH OPEN FOYER AND FINISHED ATTIC

(Figure 2)



ATTIC

Add 1 ft. (6" for each exterior side wall) to inside measurements. Thus, 19' inside measurement equals 20' exterior measurement. In this example, do NOT add for front and rear walls since the allowable square footage (5' ceiling height) does not extend to the kneewalls.

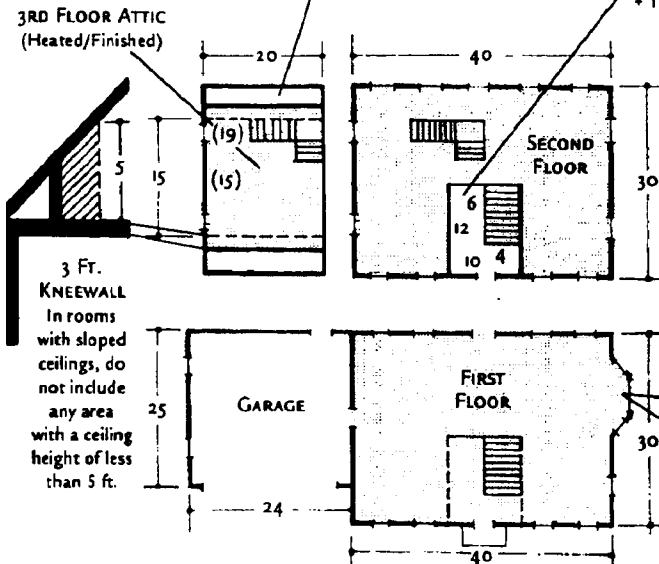
STAIRWAY WITH OPEN AREA

1. Calculate area of open space ( $10' \times 12' = 120$  sf).
2. Subtract from second floor area ( $1,200 - 120 = 1,080$  sf).
3. Add stairway ( $6' \times 4' = 24$  +  $1,080 = 1,104$  sf).

BAY WINDOW (Floored)

Include in living area if it is floored and has ceiling height of at least 7 ft.

1. Calculate area of triangles ( $3' \times 4' \div 2 = 6$  sf  $\times 2 = 12$  sf).
2. Add area of triangles (12 sf) to remaining area of bay window ( $6' \times 4' = 24$  sf) = 36 sf.



TWO STORY WITH OPEN FOYER AND FINISHED ATTIC WORKSHEET

LIVING AREA			
AREA	DIMENSIONS	SUBTOTAL	TOTAL
1st Floor	40 x 30	1,200	
Bay Window		36	1,236
2nd Floor	40 x 30	1,200	
	10 x 12	- 120	
	4 x 6	+ 24	1,104
Fin. Attic	20 x 15		300
Total			2,640
OTHER AREA			
AREA	DIMENSIONS	SUBTOTAL	TOTAL
Garage	25 x 24		600

REPORT: TWO-STORY DETACHED HOUSE WITH 2,640 SQUARE FEET OF LIVING AREA OF WHICH 300 SQUARE FEET ARE IN A FINISHED ATTIC, PLUS A 600-SQUARE-FOOT GARAGE.